174.0	0001	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	666,800 / 666,800
					USE VALUE:	666,800 / 666,800
					ASSESSED:	666,800 / 666,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		WOODBURY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MADDEN DAVID J
Owner 2:	BAKER KATJA L
Owner 3:	
Street 1:	6 HIBBERT STREET
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02421 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,402 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Asbestos Exterior and 1967 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7402.000	347,500	4,700	314,600	666,800
Total Card	0.170	347,500	4,700	314,600	666,800
Total Parcel	0.170	347,500	4,700	314,600	666,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.99 | /Parcel: 338.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	115734
GIS Ref	
GIS Ref	
Insp Date	10/06/18

!13495!

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0001-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	347,500	4700	7,402.	314,600	666,800	666,800	Year End Roll	12/18/2019
2019	101	FV	260,400	4700	7,402.	310,100	575,200	575,200	Year End Roll	1/3/2019
2018	101	FV	260,400	4700	7,402.	238,200	503,300	503,300	Year End Roll	12/20/2017
2017	101	FV	247,700	4700	7,402.	224,700	477,100	477,100	Year End Roll	1/3/2017
2016	101	FV	247,700	4700	7,402.	206,700	459,100	459,100	Year End	1/4/2016
2015	101	FV	233,200	4700	7,402.	193,300	431,200	431,200	Year End Roll	12/11/2014
2014	101	FV	233,200	4700	7,402.	178,000	415,900	415,900	Year End Roll	12/16/2013
2013	101	FV	233,200	4700	7,402.	178,000	415,900	415,900		12/13/2012

PRINT

Date	Time
12/11/20	03:26:38

LAST REV

Date	Time
10/09/19	10:23:49
apro	
13495	

USER DEFINED

Prior Id # 1:	115734
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERMAN LOUIS &	30295-342		6/15/1999	Portion-Asst	196,000	No	No		
	PR508-995		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/19/2016	176	Add Bath		C	2/19/2016			Add new 3/4 bath i
12/8/2011	1606	Manual	2,750					create finished st
4/30/2007	292	Re-Roof	9,000			G9	GR FY09	
7/25/2006	616	Redo Kit	10,000					
5/9/2006	356	Manual	6,000					REMODEL BASEMENT
9/26/2002	803	Redo Bas	3,000	C				PEPLACE BEAMS/POST
7/7/1999	403	Alterati	3,500					REMODEL INTERIOR

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
11/21/2016	Left Notice	DGM	D Mann
12/21/1999	Mailer Sent		
12/20/1999	Measured	163	PATRIOT
7/17/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7402		Sq. Ft.	Site		0	70.	0.61	6			Access	-30					314,608						314,600	

Total AC/HA: 0.16993 | Total SF/SM: 7402 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 314,608 | Spl Credit | Total: 314,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28872490
Const Adj.:	0.88398159
Adj $ / SQ:	148.097
Other Features:	80000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	389568
Depreciation:	42073
Depreciated Total:	347494

COMMENTS

ACCESS TO HOUSE IS THROUGH LEXINGTON, DRIVEWAY AFTER GARAGE ON 6 HIBBERTST, LEXINGTON.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB		

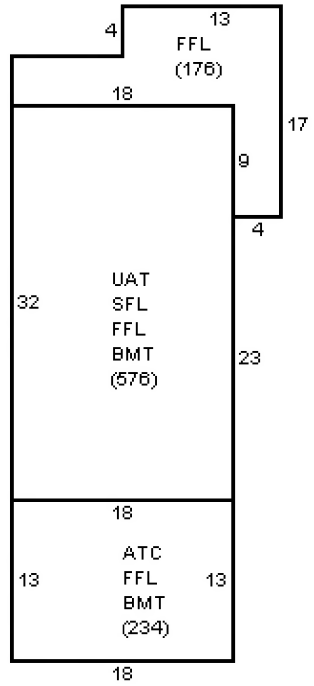
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	148.10
Special Features:	0	Val/Su Net:	133.76
Final Total:	347500	Val/Su SzAd	211.39

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	986	148.100	146,024
BMT	Basement	810	71.090	57,580
SFL	Second Floor	576	148.100	85,304
UAT	Upper Attic	144	59.240	8,530
ATC	Attic	82	148.100	12,129
	Net Sketched Area:	2,598	Total:	309,567
Size Ad	1643.9	Gross Are	3182	FinArea 1967

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 174.0-0001-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	A	AV	1910	21.94	T	40	101			4,700			4,700
2	Frame Shed	D	Y	1	12X12	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700